



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for July 17th, 2017

615 Prospect Street

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Absent	Herbert Lazerow	Present
Dan Goese, Chair	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

1. **Call to Order:** 11:10 a.m.
2. **Approval of the Agenda**
Clarification made for Information Item A to be time certain. Approval of the agenda. 4-0-1.
3. **Approval of the Minutes**
April 26th minutes with minor edit to the 4th bullet point related to Calle del Cielo. Lazerow/Potter. 5-0-0.
May 15th minutes approved. Lazerow/Potter. 5-0-0.
June 19th minutes approved. Potter/Moser. 4-0-0.
4. **Public Comment:**
Comment from Board Members to consider possible changes to the meeting schedule given that Monday meetings will fall on certain holidays.
5. **Project Review**

ACTION ITEMS

ITEM A

Project: PTS 556415 – Paseo del Ocaso CDP/SDP

Location: 8247 Paseo del Ocaso

APN: 346-232-0600

Presented by: Mike Lake

Description:

Proposal to demolish an existing 1,897 sf single-story, single-family residence and rebuild a new 3,245 sf, two-story home on a 5,497 sf lot.

Presentation

- Applicant summarized design concerns that were raised last month by the Advisory Board
- Elements that were added to address design concerns included: additional windows, an aluminum band detail, offsetting the second floor from the front elevations, reducing the high ceiling of the second floor, wrapping additional color around the second floor, and including glass railing in front of the balcony of the second story.
- Applicant also provided responses related to questions raised by the public regarding drainage, shoring the site to prevent cave-ins after excavation, and noise generated from HVAC systems

Comments

- The members of the Advisory Board expressed appreciation for the included improvements and the applicant’s effort to address their concerns
- Concern raised whether or not the 30% landscape requirement was being met. Applicant responded that they are short by 3% and would be addressing this issue by reducing the concrete patio

Motion: Recommend that the project be processed as a Process 3/Project. Conforms to the La Jolla Shores Planned District Ordinance.

Discussion post-motion

Concern regarding the need for a significant second story setback. Clarification provided that not all second stories need to be stepped back. Character of the neighborhood was described as “tight,” that the building design at the front of the building was wonderfully designed, and that there was local community input. Additionally, the project was reduced by 7 feet in the rear.

Motion passed. Weissman/Potter. 5-0-0.

ITEM B

Project: PTS 531990 – Ardath Road CDP/SDP

Location: 2509 Ardath Road

APN: 362-083-0500

Presented by: Jose Martinez

Description:

Proposal for a 344 sf addition/remodel of an existing 3,576 sf single-story home on a 15,000 sf lot.

Presentation

- Objective is to improve the property, only 344 sf is being added to the existing structure
- Project will be recycling construction materials and maintaining existing Canary Island Palms
- Walls had to be torn down, but footings are still in the same location
- Addition to structure will use earth tone colors and use barrel roof tiles
- Access to proposed roof deck will be from the rear of the house

Motion: Recommend approval of the project (major remodel). Conforms to the La Jolla Shores Planned District Ordinance as presented. Weissman/Moser. 6-0-0.

ITEM C

Project: PTS 549333 – Bremerton Residence CDP/SDP

Location: 3115 Bremerton Place

APN: 346-782-0200

Presented by: Joseph Reid

Description:

Proposal to demolish an existing 2,681 sf single-story home and construct a new 5,103 sf two-story home with attached two-car garage and covered patio on a 15,007 sf lot.

Presentation

- Project includes 624 sf garage
- Project will address condition of significant foundation cracks and be built on caissons to stabilize the site and home
- Project will maintain a single-story on the side facing the existing single-story neighboring residence

Comments

- Letters of support from local neighbors

Motion: Recommend approval of the project. Conforms to the La Jolla Shores Planned District Ordinance as presented Moser/Potter. 4-0-1. Lazerow abstaining.

INFORMATION ITEM

ITEM A

Project: DRAFT Incentive-based Zoning Proposal for Coastal Development Concept (Discussion continued from May 15th, 2107 meeting)

Presented by: Citizens for Responsible Coastal Development – Diane Kane, Angeles Leira, and Sharon Wampler

Description:

Community-initiated zoning proposal.

Presentation

- Concept started by residents concerned with the nature of development in the Bird Rock neighborhood and what they perceived was a miss-alignment of the Planned District Ordinances (PDO) and the La Jolla Community Plan
- Effort was part of an Ad-hoc Subcommittee of the La Jolla Community Planning Association in 2015 with final report issued

- There has been a lot of participation from architecture/design professionals, a meeting with the Director of the Development Services Department, and initial support from Community Planning Groups in Torrey Pines, Point Loma, Ocean Beach, and Pacific Beach
- Concept is a "floating Floor-Area-Ratio (FAR)" incentive zoning program modeled from the City of Coronado's program
- Support from Council District 1 to be revisited
- Concept could be considered to work like an overlay zone over the existing PDO's.

Comments

- It was expressed by the Advisory Board that the proposed concept relies on FAR to induce property owners/developers to create compatible development. This could be ideal for small and uniform lots where the desire is to maximize the allowable FAR. The question was raised about how this would work for larger lots where homes, despite being large developments could develop nowhere near the maximum FAR allowed. Presenters responded that there could be reductions in FAR for large lots in the 0.25 to 0.45 range.
- Misinterpretations have been the result of having no FAR in the La Jolla Shores neighborhood
- Other considerations included the potential of getting rid of the PDO's or instituting substantial changes to include FAR, since there would have to be FAR requirements for the concept to apply.

6. Next meeting date: Monday, August 21st, 2017.

7. Adjournment: 1:12 p.m.

Minutes taken by Marlon Pangilinan, Senior Planner, City of San Diego